

US 192 & W VINE ST

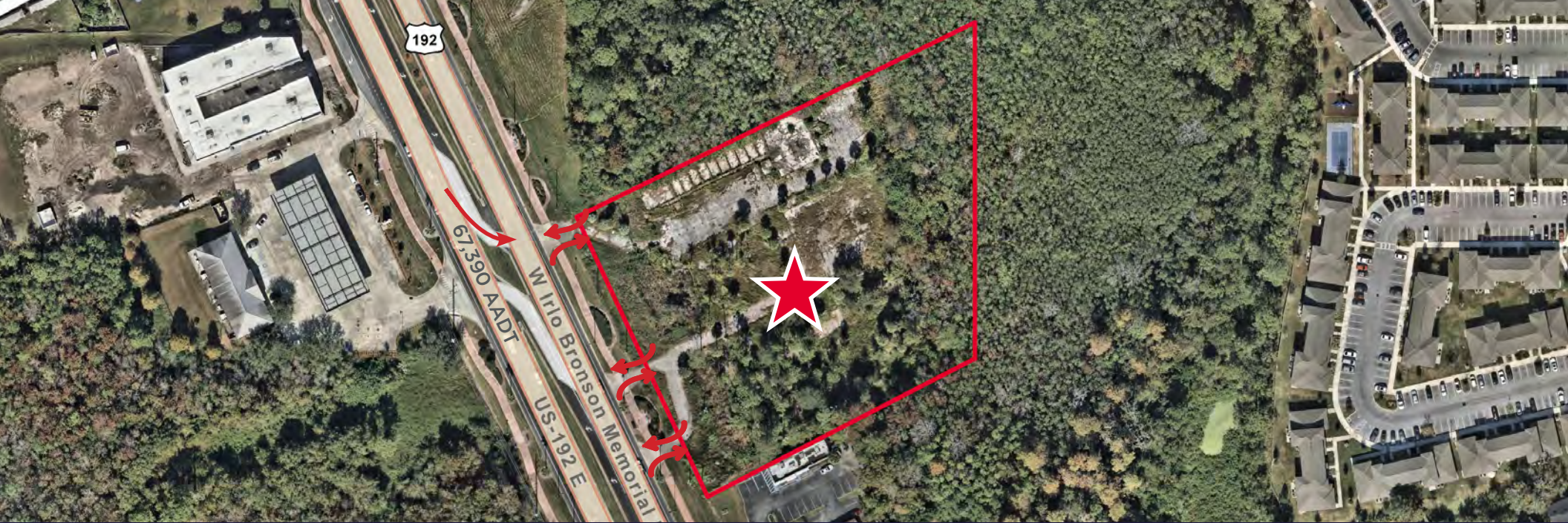
W IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL 34746



US 192 & W VINE STREET
3.94 ACRES
FOR SALE

 CUSHMAN &
WAKEFIELD

450 900 Feet



// PROPERTY OVERVIEW

TOTAL SIZE ±3.94 ACRES

- 3.94 acres in the heart of Kissimmee, located on the largest east-west thoroughfare in the Osceola County submarket.

ZONING CT

- The property sits adjacent to the Medieval Times theater.
- The site has been previously developed, leaving existing utilities, road access, and a retention pond in place. It is part of the Entertainment District of Osceola County.

ACCESS

RI-RO, LEFT-IN (US HWY 192)

- Site development is approximately 90% complete and includes a recent survey, environmental reports, and geotechnical boring reports.

TRAFFIC COUNT

67,390 AADT (US HWY 192)

- This property is strategically positioned on US-192, Kissimmee's main retail corridor. US-192 connects Main Street Kissimmee to I-4 and the Disney World campus.
- The property is currently zoned CT, one of the broadest zoning classifications in the area. This allows for a wide variety of potential uses, including retail, car wash, hotel, self-storage, and many more.

NEARBY TENANTS

Aldi, Walmart Supercenter, Chick-fil-A, Wawa, Modwash

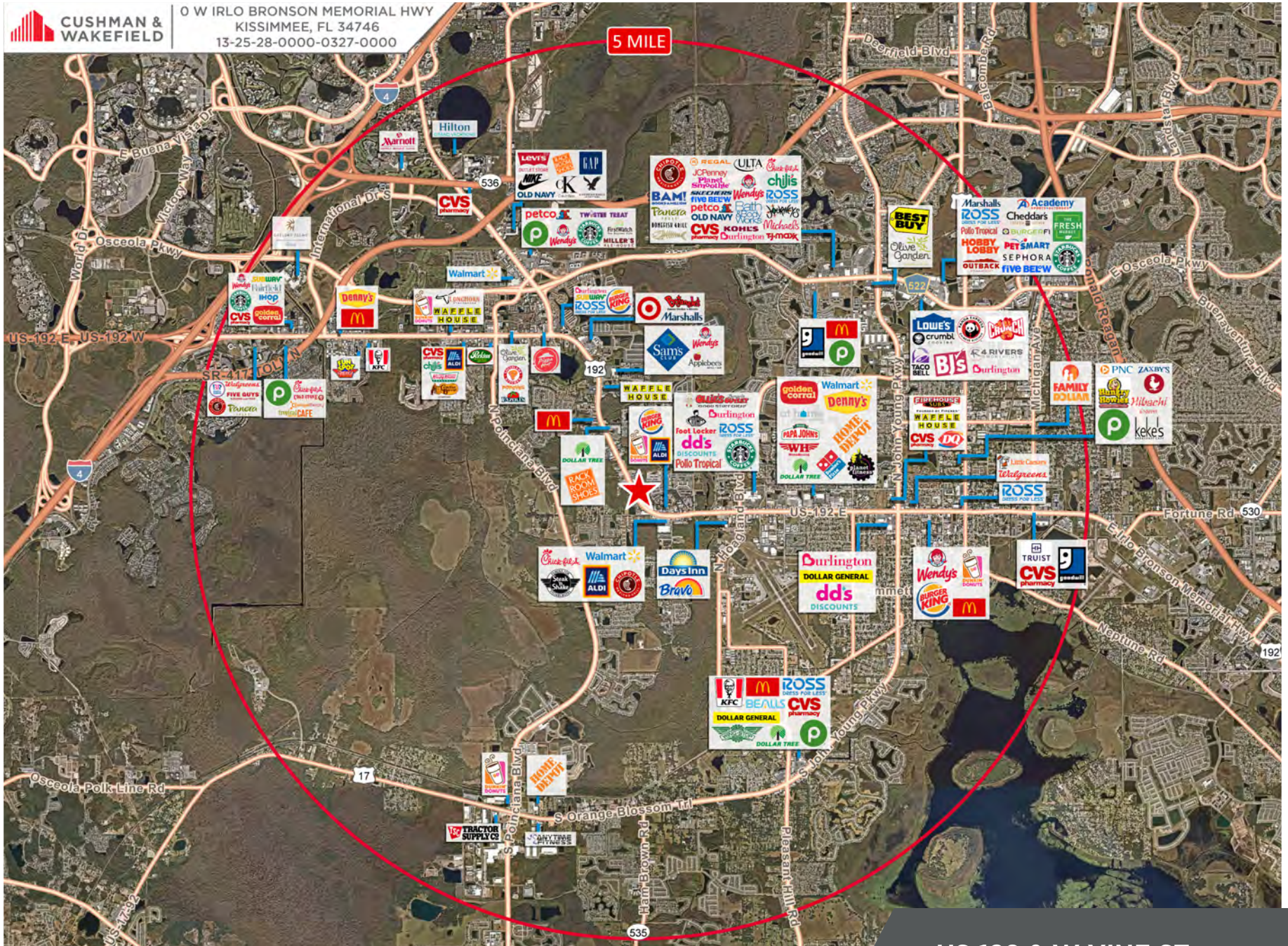
Nearby drivers that bring customers to 192/Kissimmee include, ESPN Wide World of Sports, Gaylord Palms Resort, Disney's Animal Kingdom, Disney's Hollywood Studios and the Waldorf Astoria. US-192 has thousands of hotel rooms with many more planned for over 170,000 people.

// **US-192 & W VINE ST**
Kissimmee, Florida 34746

5-MILE RETAIL MAP



0 W IRLO BRONSON MEMORIAL HWY
 KISSIMMEE, FL 34746
 13-25-28-0000-0327-0000



US 192 & W VINE ST
 Kissimmee, Florida 34746

// DEMOGRAPHICS

POPULATION



1 MI	8,419
3 MI	74,978
5 MI	156,791

NO. OF HOUSEHOLDS

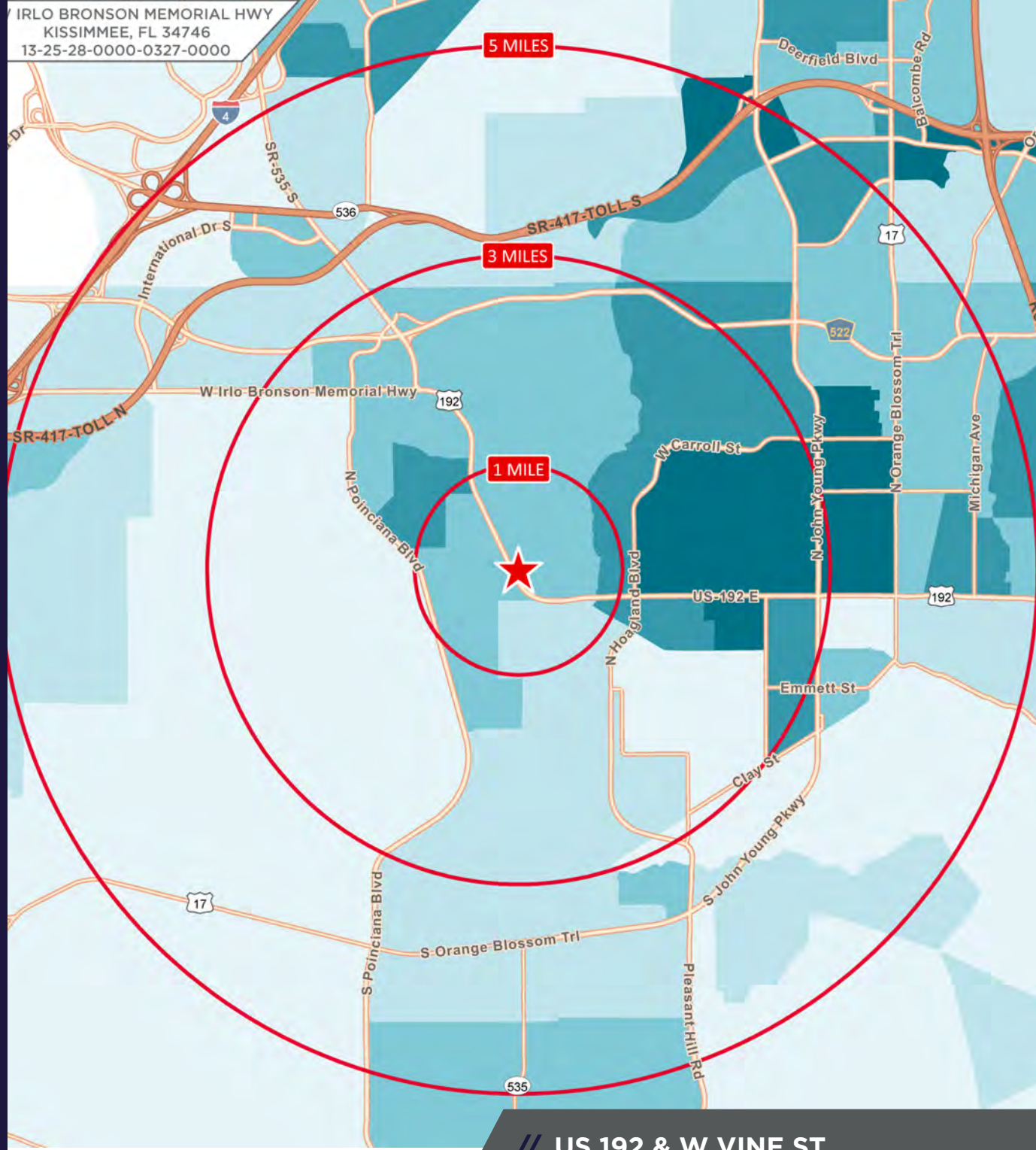


1 MI	2,624
3 MI	20,870
5 MI	48,041

AVERAGE HH INCOME



1 MI	\$75,835
3 MI	\$65,128
5 MI	\$70,056



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